042.0 Map | 0006 Block | 0003.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,281,800	/	1,281,800
USE VALUE:	1,281,800	/	1,281,800
ASSESSED:	1,281,800	/	1,281,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALPINE REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	32 AMBERWOOD DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	GREER MATTHEW W/TR -
Owner 2:	ALPINE REAL ESTATE TRUST -
Street 1:	32 AMBERWOOD DRIVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2472 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

Dorothea O`Keefe

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5280.000	814,000	5,100	462,700	1,281,800
Total Card	0.121	814,000	5,100	462,700	1,281,800
Total Parcel	0.121	814,000	5,100	462,700	1,281,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.53 | /Parcel: 518.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29515
GIS Ref:
GIS Ref:
Insp Date: 10/07/17

!3583!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	814,200	5100	5,280.	462,700	1,282,000	1,282,000	Year End Roll	12/18/2019
2019	104	FV	599,300	5100	5,280.	491,600	1,096,000	1,096,000	Year End Roll	1/3/2019
2018	104	FV	599,300	5100	5,280.	358,600	963,000	963,000	Year End Roll	12/20/2017
2017	104	FV	564,300	5100	5,280.	312,300	881,700	881,700	Year End Roll	1/3/2017
2016	104	FV	564,300	5100	5,280.	266,100	835,500	835,500	Year End	1/4/2016
2015	104	FV	498,500	5100	5,280.	260,300	763,900	763,900	Year End Roll	12/11/2014
2014	104	FV	282,400	5100	5,280.	214,000	501,500	501,500	Year End Roll	12/16/2013
2013	104	FV	294,100	5100	5,280.	203,600	502,800	502,800		12/13/2012

PRINT

Date	Time
12/10/20	18:48:03

LAST REV

Date	Time
12/13/17	10:27:15

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREER MATTHEW W	70253-536		11/17/2017	Convenience	1	No	No		
AMINI SAMIRA,	64147-594		8/28/2014		1,115,000	No	No		
O`KEEFE DOROTHE	62655-64		9/19/2013	Estate/Div	661,000	No	No		
	12418-511		4/24/1973		40,000	No	No		Ronald O`Keefe dod 6/9/2007

USER DEFINED

Prior Id # 1:	29515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2013	1840	Redo Kit	30,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
5/15/2014	External Ins	PC	PHIL C
4/21/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
3/23/2000	Inspected	263	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07475734
Const Adj.:	0.98000199
Adj $ / SQ:	179.055
Other Features:	169500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	853268
Depreciation:	39250
Depreciated Total:	814018

COMMENTS

NO INSP SFL OR UAT INFO FROM OWNER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

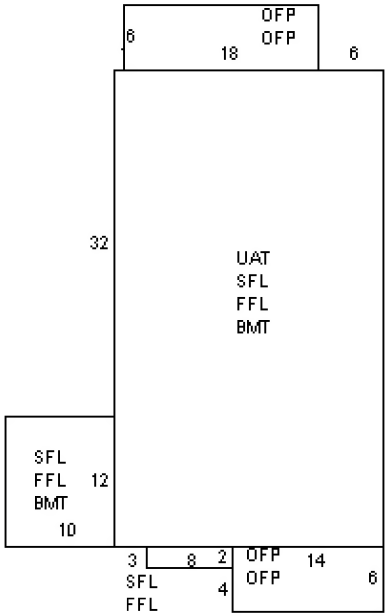
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	216.66
Special Features:	0	Val/Su Net:	187.08
Final Total:	814000	Val/Su SzAd	329.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	179.050	221,312
SFL	Second Floor	1,236	179.050	221,312
BMT	Basement	1,220	53.720	65,534
OFP	Open Porch	384	20.380	7,826
UAT	Upper Attic	275	71.620	19,696

Net Sketched Area:	4,351			Total:	535,680
Size Ad	2472	Gross Are	5176	FinArea	2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100